

Key: 8565

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.793

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
DERUYTER BENJAMIN W & JACQUELINE L 315 CRANVIEW ROAD BREWSTER, MA 02631		20-26-0		315 CRANVIEW ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DERUYTER BENJAMIN W & JAC		03/10/2017	F	1	30349-139
DERUYTER BENJAMIN W		01/31/2011	A	125,000	25221-324
DERUYTER BENJAMIN		02/01/2010	F		24342-130

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
41	01/15/2021	3	OUT BUILDING	42,000	03/21/2023	TCK	100 100
779	09/07/2018	7	ALTERATIONS	500,000	07/30/2019	NF	100 100
453	09/21/2010	1	NEW CONSTRUC	450,000	03/21/2012	MR	100 100

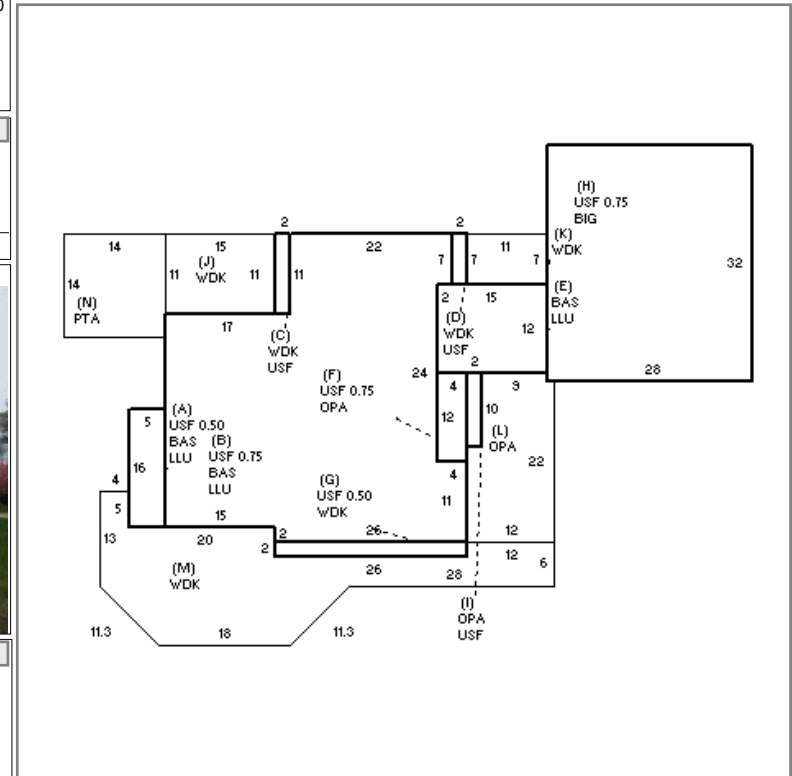
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	R02	0.90		273,010
300	A	9,323	12	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	R02	0.90		100,690

TOTAL	10.700 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	373,700	352,400
St Ind	AVERAGE		BUILDING	1,366,500	1,304,600			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	105,200	100,200			
						TOTAL	1,848,600	1,760,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/17/2010	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	4/7/2023	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2010	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,552,820
NET AREA	3,531	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,655		126.81	209,874		
\$NLA(RCN)	\$440	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,655	2010	397.68	658,159		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,876	2010	258.52	484,981		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	323		84.03	27,141		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	926		65.88	61,001		
				INT FINISH	2	DRYWALL	1.00	H	BIG	N	BUILT-IN GARAGE	896		79.92	71,611		
				HEATING/COOL	9	WARM/CL AIR	1.03	N	PTA	N	PATIO	196		25.39	4,976		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		17,059.00	17,059		
									GEN	O	GENERATOR	1		0.00			

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2010 / 13
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$1,366,500
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315 CRANVIEW ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

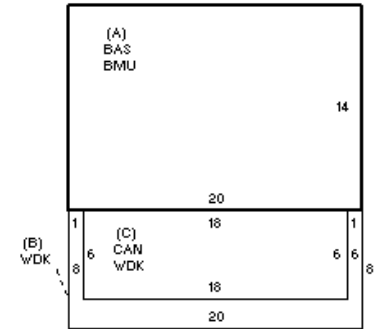
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	105,200	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2022	TCK
MODEL	1		RESIDENTIAL	LIST	5/10/2022	EST
STYLE	18	0.90	DETACHED [100%]	REVIEW	4/7/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 ACCESORY BUILDING-OFFICE
 INTERIOR ESTIMATED 5/10/2022

G

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	107,328	
NET AREA	280	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	280		60.16	16,845	CONDITION ELEM	CD	
\$NLA(RCN)	\$383	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	280	2021	270.66	75,784	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	160		35.28	5,645	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CAN	N	CANOPY	108		41.94	4,530	KITCHEN	A	
				FLOOR COVER	6	OTHER	1.00		MST	O	MAS/METAL STACK	1		4,524.30	4,524	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	0		1.00											
				FUEL SOURCE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		1	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
FIXTURES		0	.00															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		0	1.00															
																EFF.YR/AGE	2021 / 2	
																COND	2 2 %	
																FUNC	0	
																ECON	0	
																DEPR	2 % GD 98	
																RCNLD	\$105,200	